

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

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COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE



Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, AICP, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Michael Lowrey, Planner III; Chase Phillips, Planner II; Christin Scott, Planner I; Elliott Young, Planner I & Jesse Lindenberg, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: February 2nd, 2022

RE: Other Business for the February 10th, 2022 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the February 10th, 2022 Meeting of the Planning & Zoning Commission.

(S-21-38) All Climate Storage of Millsboro

BM

Preliminary Site Plan

This is a Preliminary Site Plan for the establishment of a self-storage facility to include fifteen (15) buildings of non-climate controlled storage space that totals 30,000 square feet and one (1) 62,900 square foot building of climate controlled storage is also proposed. Staff note that 400 square feet of the climate controlled building will be used as office space. The parcel is 6.17 acres and is located on the northeast side of Dupont Boulevard (Rt. 113), in the Combined Highway Corridor Overlay Zoning District (CHCOZ). The applicant requests a waiver from the transit and pedestrian accommodations that are required by the overlay district under section § 115-194.1(G) of the Code. The applicant also requests a waiver from the interconnectivity requirement established in section §115-220(B)(16). The applicant seeks these waivers due to the facility being secured and fenced self-storage. Zoning: C-1 (General Commercial District) and AR-1 (Agricultural Residential District). Tax Parcel: 233-5.00-153.00. Staff are awaiting agency approvals.

(S-17-31) Weston Willows Commercial Outparcels

KS

Revised Site Plan

This is a Preliminary Site Plan for the Commercial Outparcel A of the Weston Willows property for the subdivision of a 26.737 acre +/- parcel into three parcels consisting of 2.197 acres +/-, 1.718 acres +/- and residual lands comprising 22.822 acres. Outparcel A will contain only commercially leased buildings, with access off a 30-ft ingress/egress access easement located on the northwest side of what will be known as Besche Avenue. Staff note that the applicant has planned for interconnectivity between adjoining commercial parcels as previously requested by the Commission at their meeting of Thursday, July 8, 2021. Additionally, staff would also note that there are approximately 22 parking spaces proposed to be located within the front yard setback as part of this proposal. Staff will provide the Commission with an update regarding the proposed density of the project. Tax Parcel: 135-11.00-33.00. Zoning: C-1 (Commercial Residential District). Staff are awaiting agency approvals.

Lands of Shawn Noble

KS

Minor Subdivision off a 60-ft easement

This is a Minor Subdivision that proposes the creation of one lot plus residual lands off a proposed 60-ft wide access easement. Lot 1, which will have frontage to Cool Spring Road (S.C.R. 290), will be



7.28 acres +/-, and the residual lands will be 4.00 acres +/- . Staff note this application proposes the last lot that may be subdivided out of Parcel 38.00 as all four minor subdivision allowances will be utilized. The property is located on the east side of Cool Spring Road (S.C.R. 290). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-5.00-38.00. Zoning District: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

Lands of Stephen & Anne Kelly

HW

Minor off a 20-ft easement

This is a Minor Subdivision Plan for the subdivision of a 45.41 acre +/- parcel into two (2) buildable lots both consisting of 1.9875 acres +/- as well as residual lands containing 411.435 acres +/- . The property contains access off an existing 30-ft ingress/egress access easement located on the northwest side of Shell Station Road (S.C.R. 427). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 333-10.00-22.02 Zoning: AR-1 (Agricultural Residential District.) Staff are in receipt of all agency approvals.

Lands of Walter & Stacy Beck

KS

Minor off of a 50-ft easement

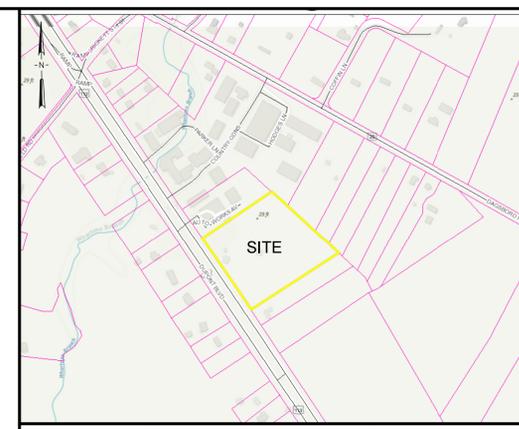
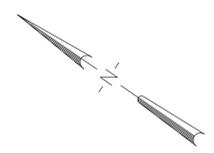
This is a Minor Subdivision Plan for the subdivision of a 31.49 acre +/- parcel into two (2) buildable lots with proposed Lot 1 consisting of 21.02 acres +/- and proposed Lot 2 consisting of 10.47 acres +/- off of a proposed 50-ft ingress/egress access easement over an existing driveway known as Hermitage Way. The property is located on the south side of Fisher Road (S.C.R. 262). Zoning: AR-1 (Agricultural Residential District). Tax Parcel: 334-10.00-69.05. Staff are in receipt of all agency approvals.

Lands of Jeffrey S. Burton et. al

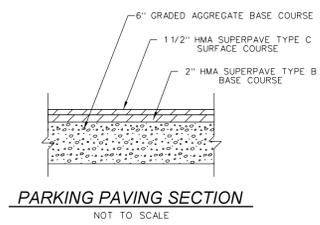
KH

Minor Subdivision off a 75-ft easement

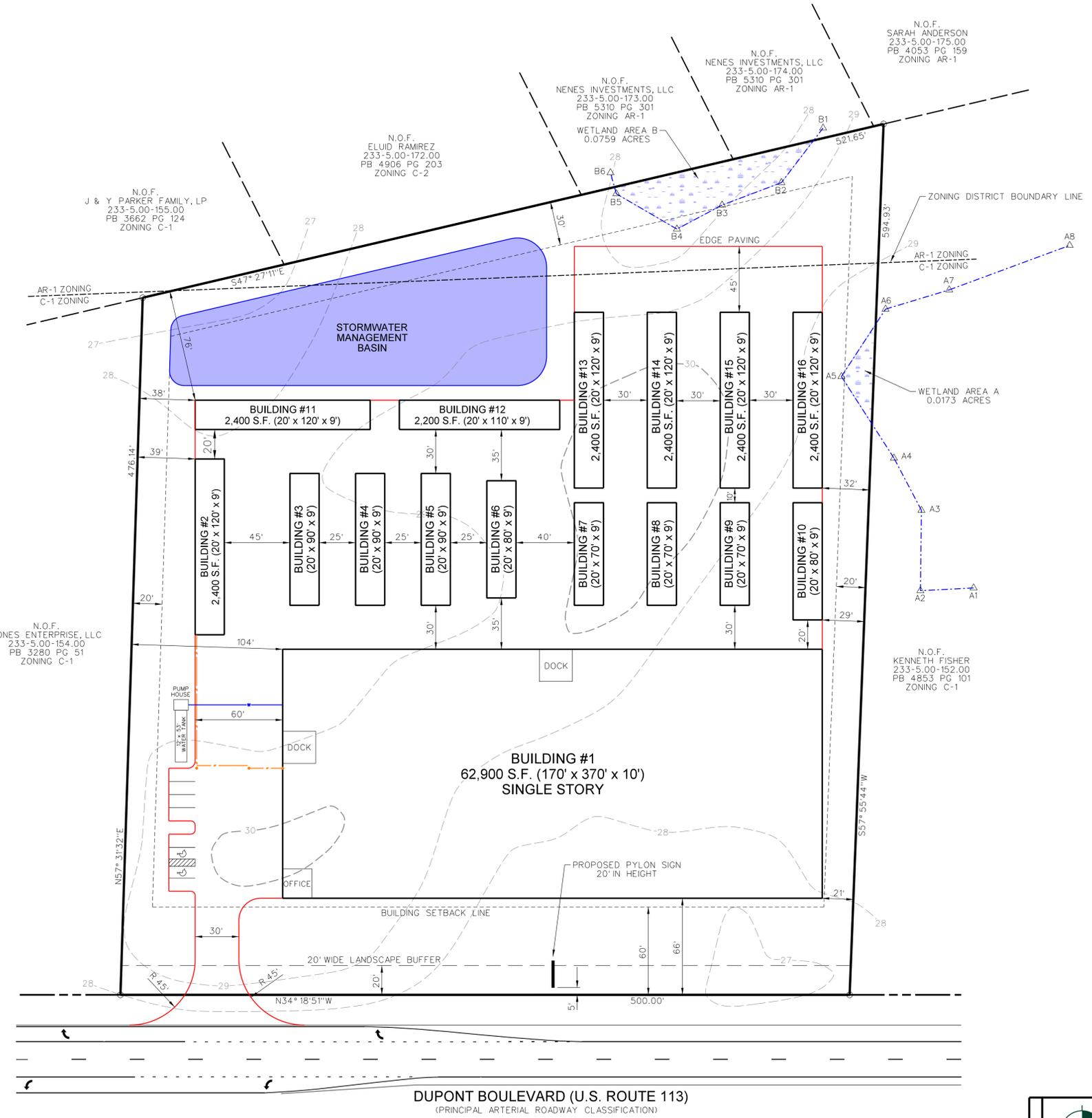
This is a Minor Subdivision and Lot Line Adjustment and Consolidation Plan for the subdivision of 15.47 acre +/- parcel of land into one (1) proposed lot consisting of 0.76 acres +/- and two (2) existing and reconfigured lots off consisting of 0.75 acres +/- and 0.78 acres +/- . The property is located on the west side of Revel Road (S.C.R. 410). Zoning District: AR-1 (Agricultural Residential District). Tax Parcels: 133-16.00-81.00, 81.02 & 81.08. Staff are in receipt of all agency approvals.



TRIP GENERATION - DUPONT BOULEVARD (SC113) (FULL MOVEMENT)	
	ROAD TRAFFIC DATA: FUNCTIONAL CLASSIFICATION - PRINCIPAL ARTERIAL POSTED SPEED LIMIT 55 MPH ADOT = 21,126 (FROM 2020 DELDOT TRAFFIC SUMMARY) 10 YR PROJECTED ADOT = 1.16 x 21,126 = 24,506 TRIPS 10 YR PROJECTED ADOT - SITE ADOT = 24,506 TRIPS TRAFFIC PATTERN GROUP 2 (2020 TRAFFIC SUMMARY) DESIGN HOURLY VOLUME = 11,547 x 21,126 = 2,438 TRIPS
	SITE TRAFFIC DATA: SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION MINI-WAREHOUSE (ITE-151) ENTRANCE - RIGHTS IN/RIGHT OUT DESIGN VEHICLE: SEMI-TRAILER (WB50) TOTAL BUILDING FLOOR AREA = 96,100 S.F. ADOT = (1.51 x 96,100 / 1000 S.F.) = 146 TRIPS (73 IN / 73 OUT) DIRECTIONAL DISTRIBUTION: FROM THE NORTH: 173 TRIPS @ 10 AM PKI @ 10 PM PK 1 TO THE SOUTH: 173 TRIPS @ 10 AM PKI @ 10 PM PK 1 6.61% TRUCKS & BUSES x 146 = 10
TRAFFIC GENERATION DIAGRAM TRIPS PER DAY (VEHICLES IN AN HOUR)	



LEGEND	
PROPERTY BOUNDARY	—
RIGHT-OF-WAY LINE	—
LOT LINE	—
BUILDING SETBACK LINE	—
ZONING DISTRICT LINE	—
EXISTING CONTOUR	- - - 26
PROPOSED CONTOUR	- - - (26)
EXISTING STORM DRAIN	- - -
PROPOSED STORM DRAIN	- - -
EXISTING SANITARY SEWER	- - - S
PROPOSED SANITARY SEWER	- - - S
EXISTING WATER LINE	- - - W
PROPOSED WATER LINE	- - - W
EXISTING UTILITY POLE	—
EXISTING ROAD SIGN	—
EXISTING SPOT ELEVATION	26x27
PROPOSED SPOT ELEVATION	(26x27)



N.O.F.
JONES ENTERPRISE, LLC
233-5.00-154.00
PB 3280 PG 51
ZONING C-1

N.O.F.
J & Y PARKER FAMILY, LP
233-5.00-155.00
PB 3662 PG 124
ZONING C-1

N.O.F.
ELUID RAMIREZ
233-5.00-172.00
PB 4906 PG 203
ZONING C-2

N.O.F.
NENES INVESTMENTS, LLC
233-5.00-173.00
PB 5310 PG 301
ZONING AR-1

N.O.F.
NENES INVESTMENTS, LLC
233-5.00-174.00
PB 5310 PG 301
ZONING AR-1

N.O.F.
SARAH ANDERSON
233-5.00-175.00
PB 4053 PG 159
ZONING AR-1

N.O.F.
KENNETH FISHER
233-5.00-152.00
PB 4853 PG 101
ZONING C-1

ENGINEER CERTIFICATION
I, KEVIN R. MINNICH, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

KEVIN R. MINNICH, PE #9027 DATE

LOCATION MAP SCALE: 1" = 500'

DATA COLUMN	
ACREAGE WITHIN BOUNDARIES:	10.52 ACRES
TAX PARCEL NO.:	233-5.00-153.00
EXISTING ZONING:	C-1 AND AR-1
PROPOSED ZONING:	C-1 AND AR-1
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SELF STORAGE WAREHOUSE
PROPOSED BUILDING GFA:	62,900 S.F. (CLIMATE CONTROLLED) 93,000 S.F. (NON-CLIMATE CONTROLLED) 95,900 S.F. (TOTAL)
PARKING REQUIRED:	(1.2/400 S.F. OFFICE) (1.59/200 S.F.) = 3 SPACES
PARKING PROVIDED:	8 SPACES (2 HANDICAP)
BUILDING SETBACKS:	60' FRONT 20' SIDE 30' REAR
STORMWATER MANAGEMENT AREA:	0.4833 ACRES
TOTAL WETLAND AREA:	0.0932 ACRES
BUILDING SETBACK AREA:	1.2979 ACRES
NET DEVELOPMENT AREA:	8.6856 ACRES
BUILDING CONSTRUCTION TYPE:	TYPE II (1000) METAL & MASONRY
MAXIMUM BUILDING HEIGHT:	42 FEET
PROPOSED BUILDING HEIGHT:	10 FEET
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
STORMWATER MANAGEMENT AREA:	0.38 ACRES
PERMANENT MONUMENTS FOUND:	0
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	PRIVATE ON-SITE WELL
SEWER SERVICE:	PRIVATE ON-SITE SEPTIC
INVESTMENT LEVEL AREA:	1
POSTED SPEED LIMIT:	55 MPH (SOUTH DUPONT BLVD)
OWNER OF RECORD:	WAGNER FAMILY PROPERTIES, LLC 27576 DAGSBORO ROAD DAGSBORO, DE 19939

- GENERAL NOTES**
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
 - PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
 - THIS DRAWING DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.
 - THE BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED ON JULY 30, 2021, BY MORRIS & RITCHE ASSOCIATES, INC.
 - THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OR THE U.S. ARMY CORPS OF ENGINEERS.
 - THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAN AS DEPICTED ON FEMA MAP NO. 100050467K, DATED MARCH 15, 2015.
 - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
 - PROPOSED BUILDING #1 WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
 - LOCK BOX REQUIRED. CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
 - IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT.
 - THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
 - THIS PARCEL IS IN AN AREA OF "FAIR" GROUNDWATER RECHARGE POTENTIAL IN ORDER TO COMPLY WITH CHAPTER 89 "SOURCE WATER PROTECTION" OF THE SUSSEX COUNTY CODE (89-7).

Minnich
Engineering & Land Planning
Designing Quality Not Quantity

868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 • (302) 349-5381

REVISIONS:

PROJECT NO: 21-189	DGN FILE: 21-189
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PRELIMINARY SITE PLAN
ALL CLIMATE STORAGE
OF MILLSBORO

SITUATE IN: DAGSBORO - HUNDRED - SUSSEX COUNTY, DELAWARE

DATE: 12/15/21 SCALE: 1" = 40' SHEET:

PLANTING SPECIFICATIONS

A. MATERIALS:

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1 1/2" WILL BE REJECTED. NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/ DESIGNER.
- TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
- PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEAT MOSS.
- STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.
- WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER, BROWN IN COLOR WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

- "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
- "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

- IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.
- DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH; OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATION OF PLANTING AREAS:

- STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN.

E. PLANTING OPERATIONS:

- SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.
- SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.
- PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- MULCH ALL PITS AND BEDS WITH A THREE INCH LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- REMOVE ANY TREE WRAPPING FROM TRUNK FOLLOWING INSTALLATION.

F. STAKING AND PRUNING:

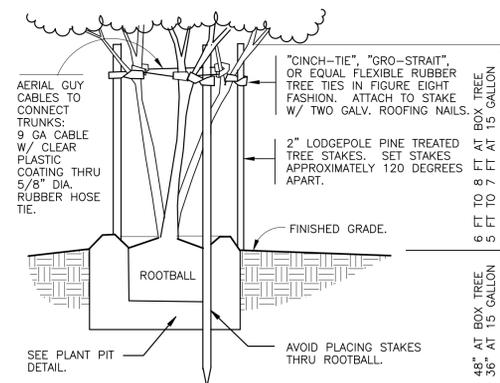
- STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DEPOSITED OFF SITE BY THE CONTRACTOR.
- PRUNE PLANTS AT THE TIME OF PLANTING ONLY TO REMOVE DEAD WOOD, SUCKERS, OR BROKEN BRANCHES.

G. GUARANTEE:

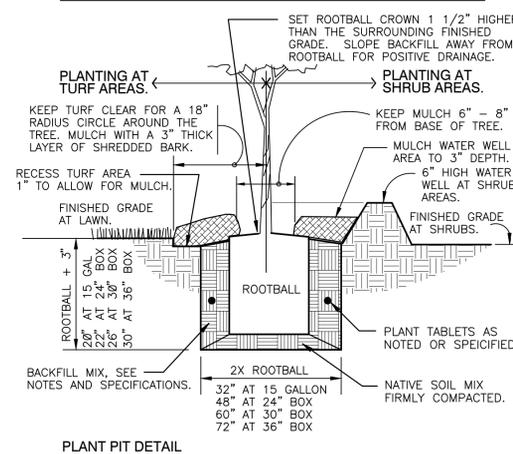
ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED.

H. SEEDING:

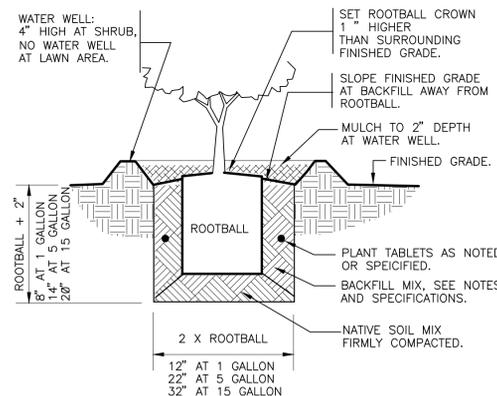
- ALL AREAS REMAINING DISTURBED AFTER CONSTRUCTION, PAVING AND INSTALLATION OF THE LANDSCAPING ARE TO BE SEEDDED.
- SEED BED PREPARATION: APPLY 25 LBS. OF 10-10-10 FERTILIZER PER 1000 SQ.FT. HARROW OR DISC INTO SOIL TO A DEPTH OF 3-4 INCHES. APPLY PULVERIZED GROUND LIMESTONE, 50 LBS. PER 1000 SQ. FT.
 - SEEDING: APPLY 4.5 LBS PER 1000 SQ. FT. OF KENTUCKY 31 TALL FESCUE OR A SUITABLE COMPARABLE MIX ON A MOIST SEED BED WITH SUITABLE EQUIPMENT.
 - MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNDERWEATHERED SMALL GRAIN STRAW AT A RATE OF 1 1/2"-2" TONS PER ACRE.
- FOR BEST RESULTS, SEEDING SHOULD BE PERFORMED BETWEEN MARCH 15TH AND APRIL 30TH OR AUG. 15TH TO OCT. 31ST.



STAKING DETAIL



PLANT PIT DETAIL



SHRUB PLANTING

1" = 1'-0"

FX-PL-FX-SHRB-07

TREE PLANTING MULTI-STAKE

1" = 1'-0"

FX-PL-FX-TREE-15



No.	Revision/Issue	Date

Bridgman Landscape Architecture LLC
 Lee A. Schnappinger Bridgman
 Registered Landscape Architect
 920 Starr Road
 Centreville, Maryland 21617
 410.490.3651
 lbridgmanria@gmail.com

MILLSBORO SELF STORAGE
 Tax Map 233-5.00-153.00
 Dagsboro Hundred
 Sussex County, Delaware
 Prepared for: Lessard Builders

LANDSCAPE PLAN - CHCOZ BUFFER
 Date: JANUARY 2022
 Scale: AS SHOWN
 Sheet: 2 of 2



(302) 697-2239 VOICE
(302) 349-5381 VOICE

868 GREENWOOD ROAD
GREENWOOD, DE 19950

January 20, 2022

Sussex County Planning Commission
2 The Circle
Georgetown, DE 19947

RE: Waiver Request
All Climate Storage of Millsboro

Dear Planning Commission Members,

In accordance with 115-194.1(G) of the Sussex County Zoning Code, the Combined Highway Corridor Overlay Zoning District requires transit and pedestrian accommodations along DuPont Boulevard (US Route 113). Due to the use of the facility being a secured and fenced self-storage facility, we would request that the Planning Commission consider our request for a waiver from this section of the code.

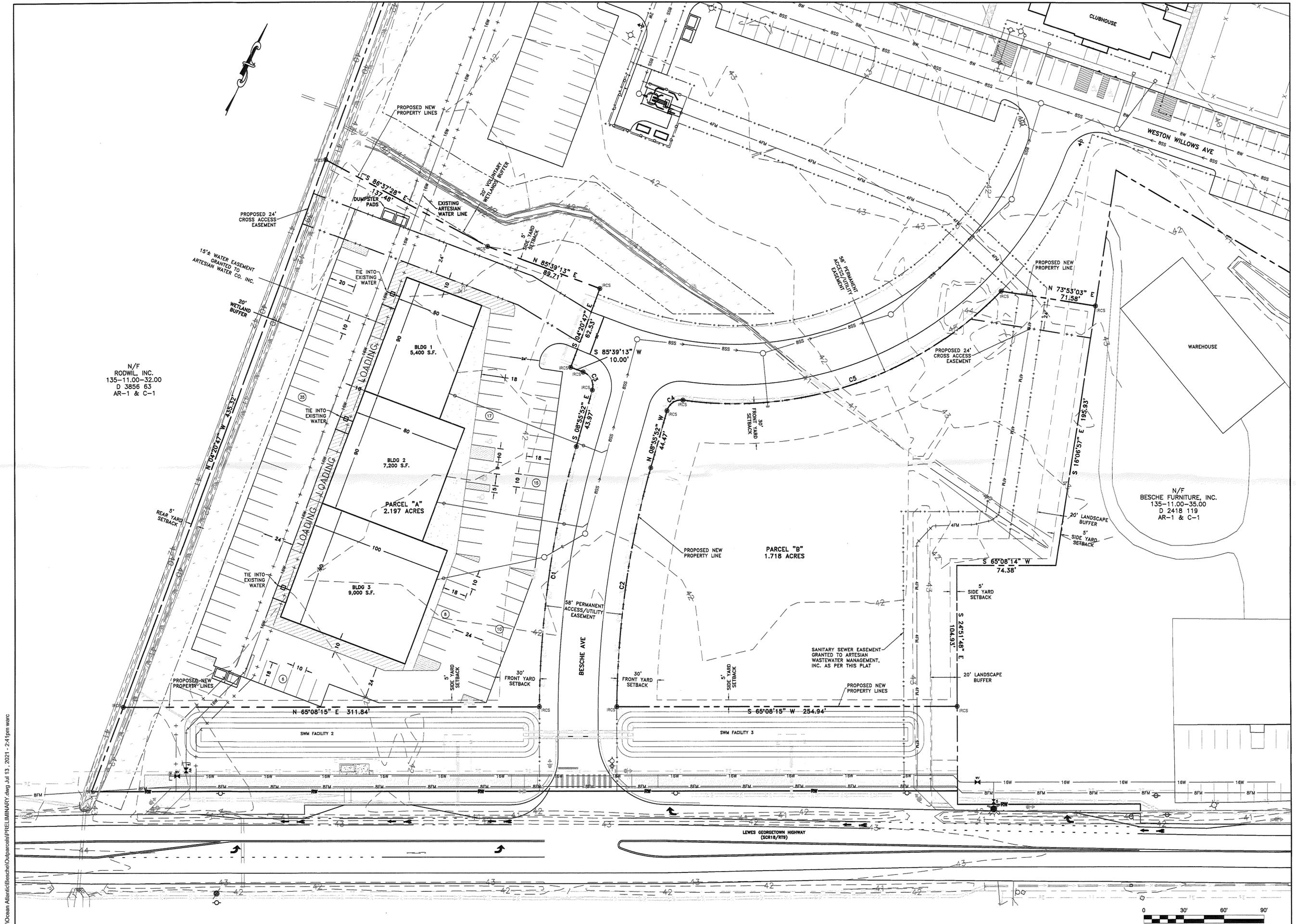
Similarly, section 115-220(B)(16) would require interconnectivity with the adjacent parcels which would not be possible for the proposed use of a secured facility. We would also request that Planning Commission consider a waiver from this requirement.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin R. Minnich', with a large, stylized flourish at the end.

Kevin R. Minnich
Professional Engineer



N/F
RODWIL, INC.
135-11.00-32.00
D 3856 63
AR-1 & C-1

N/F
BESCHE FURNITURE, INC.
135-11.00-35.00
D 2418 119
AR-1 & C-1



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-8801
MILFORD, DELAWARE (302) 424-1444
ESTON, MARYLAND (410) 712-1944

OUTPARCEL A PRELIMINARY SITE PLAN

**WESTON WILLOWS
COMMERCIAL OUTPARCEL
SUSSEX COUNTY, DELAWARE**

Revisions:
7-13-2021 P&Z COMMENTS

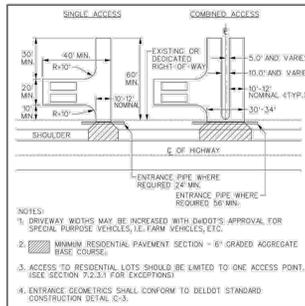
Date: MAY 2021
Scale: 1"=30'
Dwn.By: DJR/JMJ
Proj.No.: 0818C017.001
Dwg.No.:

3

P:\Ocean Atlantic\Bescho\Outparcels\PRELIMINARY.dwg Jul 13, 2021 - 2:41pm wrc

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Figure 7.2.3.3-a Residential Access Design Requirements

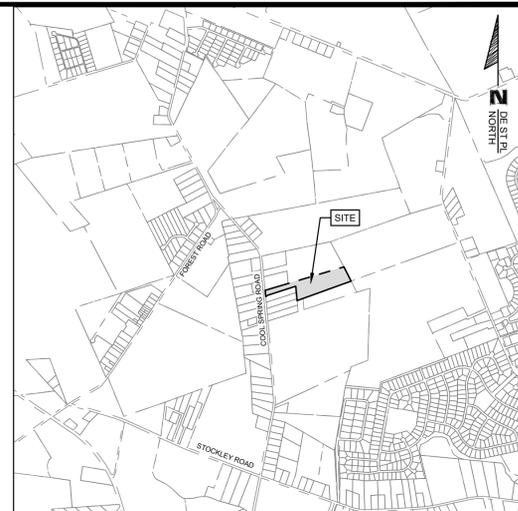
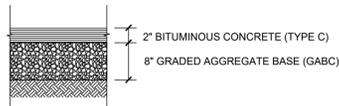


7.2.3.4 Entrance Profile
 Profiles of entrances shall be designed in accordance with this *Development Coordination Manual* and manuals, guidelines and policies published by the *American Association of State Highway and Transportation Officials (AASHTO)* or other Nationally Accepted Standard (NAS). Maximum grades shall not exceed 10% and maximum algebraic difference in grade shall not exceed 12% to prevent vehicles from "bottoming out". Vertical curve transition should be provided at the intersection of the driveway profile and the cross slope of roadway shoulder extended.

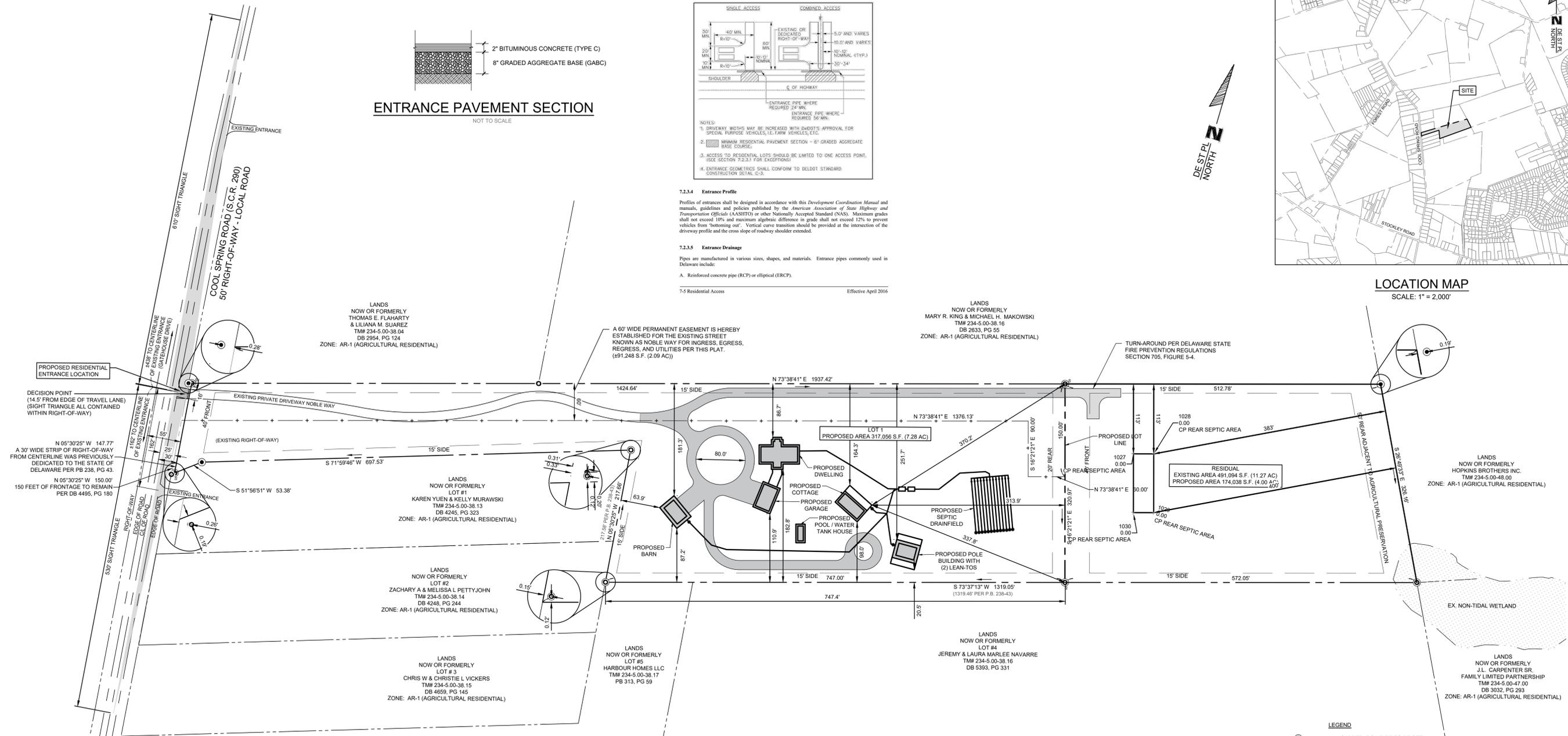
7.2.3.5 Entrance Drainage
 Pipes are manufactured in various sizes, shapes, and materials. Entrance pipes commonly used in Delaware include:
 A. Reinforced concrete pipe (RCP) or elliptical (ERCP).

7-3 Residential Access Effective April 2016

ENTRANCE PAVEMENT SECTION



LOCATION MAP
 SCALE: 1" = 2,000'



- NOTES:**
1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLAT BOOK 238 PAGE 43, DEED BOOK 5568 PAGE 173 (THE CURRENT DEED OF RECORD) AND OTHER DOCUMENTS OF PUBLIC RECORD. IT IS ALSO THE RESULT OF AN ACTUAL FIELD SURVEY BY SCALED ENGINEERING PERFORMED 6-16-20 & 11-04-21.
 2. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
 3. BEARING SYSTEM SHOWN IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM, HORIZONTAL DATUM NAD 83, NAVD 88.
 4. CLASS OF SURVEY: SUBURBAN
 5. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0330J REVISED JANUARY 6, 2005 (ZONE X).
 6. WETLANDS ARE ON SITE PER THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY AND SHOWN ON THIS PLAN.
 7. PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS FROM EXISTING PRIVATE STREET WITHIN EASEMENT. LOTS SHALL BE EQUALLY RESPONSIBLE FOR ALL ASPECTS OF MAINTENANCE OF THE PRIVATE STREET INCLUDING BUT NOT LIMITED TO REPAIR, GENERAL MAINTENANCE, SNOW PLOWING, CLEARING, AND CLEANING. A MAINTENANCE AGREEMENT SHALL RUN WITH THE DEEDS OF EACH INDIVIDUAL LOT CREATED.
 8. PER §99-20 EASEMENTS: C. NO BUILDING, STRUCTURE, OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT. THIS INCLUDES THE 60' WIDE PERMANENT EASEMENT FOR ACCESS.
 9. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 10. CONSTRUCTION ACTIVITIES WITHIN THESE SITES MAY REQUIRE A PERMIT FROM THE UNITED STATES ARMY CORPS OF ENGINEERS OR THE STATE OF DELAWARE.

11. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODOORS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON THE ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. AGRICULTURAL USE PROTECTION NOTICE, AS REQUIRED BY SECTION 99-6(G) OF THE SUSSEX COUNTY CODE SHALL BE INCORPORATED IN THE DEED RESTRICTIONS AND ANY LEASES OR SOLE AGREEMENTS FOR ALL LOTS.
- DELDOT NOTES:**
1. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
 2. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
 3. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 4. REFER TO DELDOT STANDARD DETAIL M-2(2011) FOR RIGHT-OF-WAY MONUMENTS.
 5. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
 6. LOT 1 AND RESIDUAL SHALL HAVE ACCESS TO SCR 290 VIA THE 60-FOOT WIDE INGRESS/EGRESS EASEMENT.

SITE DATA:

1. TAX MAP NUMBERS: 234-5.00-38.00
2. ADDRESS: 31398 COOL SPRING ROAD, MILTON, DE 19968
3. OWNER: AMY BAKOMENKO BALLARD & SHAWN M BALLARD
31398 NOBLE WAY, LEWES, DE 19958
4. ZONING: AR-1 - AGRICULTURAL RESIDENTIAL
5. USE: EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL
6. BUILDING SETBACKS: FRONT 40'
SIDE 15'
REAR 20', 50' (AGRICULTURAL PRESERVATION)
7. LOT REQUIREMENTS: AREA 32,670 S.F. (0.75 ACRE)
WIDTH 100'
DEPTH 100'
8. TOTAL NUMBER OF LOTS: EXISTING: 1
PROPOSED: 2 (INCLUDING THE RESIDUAL)
9. AREA: 234-5.00-38.00 - EXISTING: 491,094 S.F. (11.27 AC)
DEDICATION (PER PB 238-43): 744 S.F. (0.02 AC)
PROPOSED LOT 1: 317,056 S.F. (7.28 AC)
PROPOSED (RESIDUAL): 174,038 S.F. (4.00 AC)
10. AREA AFFECTED BY ADJUSTMENT: 11.29 AC
11. POSTED SPEED LIMIT: NOT POSTED (50 MPH)
12. SEWER PROVIDER: ON SITE SEPTIC
13. WATER PROVIDER: ON SITE WELL
14. PROXIMITY TO (TID): TID DISTRICT) ±2 MILES (THIS PROJECT IS OUTSIDE THE

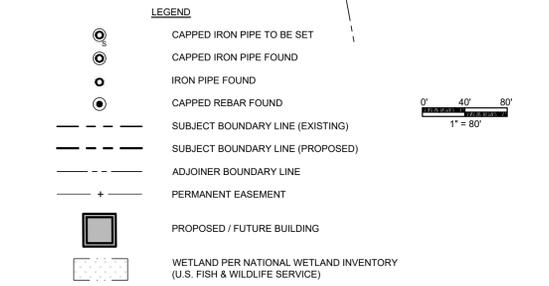
OWNER CERTIFICATIONS:

I, AMY BAKOMENKO BALLARD, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

AMY BAKOMENKO BALLARD _____ DATE _____
 31398 NOBLE WAY
 LEWES, DE 19958

I, SHAWN BALLARD, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

SHAWN BALLARD _____ DATE _____
 31398 NOBLE WAY
 LEWES, DE 19958



SHAWN BALLARD PROPERTY
 31398 COOL SPRING ROAD (SCR 290)
 TAX MAP 234-5.00-38.00
 INDIAN RIVER HUNDRED, MILTON, DELAWARE

REVISIONS:

12-9-21	DELDOT COMMENTS
12-24-21	SCPLZ COMMENTS

DATE: 11-22-21
 SCALE: 1" = 80'
 DRAWN BY: JRE
 PROJECT NO: BLRD001

ENGINEERS CERTIFICATION

I, CARLTON R. SAVAGE, JR. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457) _____ DATE _____

SCALED ENGINEERING
 Scaled Engineering Inc.
 20246 Coastal Highway
 Rehoboth Beach, DE 19971
 Phone: (302) 236-3600

MINOR SUBDIVISION PLAN



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

December 22, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Shawn Ballard Property
Tax Parcel # 234-5.00-38.00
Cool Spring Road (SCR 290)
Indian River Hundred, Sussex County**

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated November 22, 2021 (last revised December 9, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's [Development Coordination Manual](#) and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There



Shawn Ballard Property
Mr. Jamie Whitehouse
Page 2
December 22, 2021

may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Carlton Savage, Scaled Engineering, Inc.
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
Scott Rust, South District Public Works Manager
James Argo, South District Project Reviewer
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
Brian Yates, Sussex County Reviewer



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2021-04-209039-MJS-01

Tax Parcel Number: 234-5.00-38.00

Status: Approved as Submitted

Date: 12/13/2021

Project

Ballard Subdivision

31398 Cool Spring Road
Milton DE 19968

Shawn Ballard Property

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 82 - Lewes Fire Dept Inc

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Carlton Savage

20246 Coastal Hwy

Rehoboth, DE 19971

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-209039-MJS-01

Tax Parcel Number: 234-5.00-38.00

Status: Approved as Submitted

Date: 12/13/2021

PROJECT COMMENTS

1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

1010 A The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.

1180 A This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.

1190 A Separate plan submittal is required for the building(s) proposed for this project.

1171 A Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver. Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.

1093 A In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shall be able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).

1501 A If there are any questions about the above referenced comments please feel

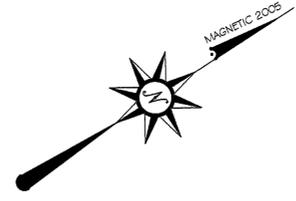
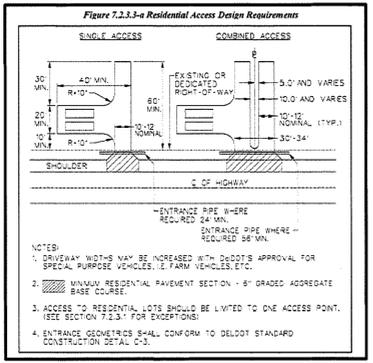
free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.

ACCESS EASEMENT LINE TABLE

LINE BEARING	DISTANCE
L1 N 12°41'17" W	419.13
L2 N 35°21'46" E	15.19
L3 N 55°14'17" W	220.65
L4 S 44°53'11" W	1216.42
L5 N 45°19'23" W	20.00
L6 N 44°38'16" E	216.21
L7 N 33°21'46" E	356.81
L8 S 39°24'27" E	20.07
L9 S 35°21'46" W	453.92
L10 S 12°41'17" E	417.97
L11 S 74°09'41" W	20.00
L12 S 44°40'37" W	20.00

ACCESS EASEMENT CURVE TABLE

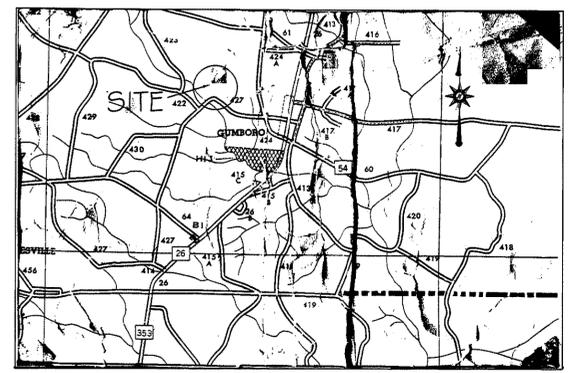
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.77	220.00	47°36'03"	N 11°33'44" E	177.56
C2	47.44	30.00	90°56'03"	N 03°56'13" W	42.69
C3	41.97	30.00	90°09'53"	S 84°40'47" W	36.63
C4	69.92	50.00	80°07'27"	N 84°42'00" E	64.36
C5	166.16	200.00	47°36'03"	S 11°33'44" W	161.42



- FIRE MARSHAL NOTES:**
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
 - MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
 - A SINGLE FAMILY DWELLING IS PROPOSED.
 - BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
 - AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

NOTE: SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

LANDS N/F
GRACE I. & DAVID L. DIXON
DB 2156-17B
ZONED: AR-1
T.M.#333-10.00-22.00



- NOTES:**
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
 - SENATE BILL 49 (HOUSE AMEND. NO. 2) OF THE 143RD ASSEMBLY APPLIES SINCE THE PARCEL(S) BEING SUBDIVIDED ARE CONTINUED TO BE USED AS A FARM OR FARMLAND OR IS BEING TRANSFERRED TO A FAMILY MEMBER(S) FOR THE PURPOSE AS THE PRINCIPAL RESIDENCE OR FARMLAND.
 - LOTS 1 & 2 SHALL HAVE ACCESS TO SCR 542 VIA THE 20' WIDE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAN.
 - THE RESIDUAL LANDS SHALL HAVE ACCESS TO SCR 542 VIA THE EXISTING SINGLE ENTRANCE AS SHOWN ON THIS PLAN.
 - A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY WAS PREVIOUSLY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT BOOK 128 PAGE 39.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. SHOULD BE PAVED FROM THE EDGE OF THE TRAVEL LANE TO THE RIGHT-OF-WAY.
 - ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED, FROM THE EDGE OF THE TRAVEL LANE TO THE ROW LINE (AT A MINIMUM), WITH A DRIVEWAY THROAT WIDTH OF 16 TO 24 FEET. REFER TO DEL. D.O.T. DCM SECTION 3.3.3.
 - PRIVATE MAINTENANCE: PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH, (TITLE 17, SECTION 131), DEL. D.O.T. ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS. DCM REFERENCE 3.2.2.
 - A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
- OWNERS CERTIFICATION:**
- WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.
- WE CERTIFY THAT TITLE 17, SECTION 830 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN FOR VIRTUE OF: (CHECK APPLICABLE SECTION)
- THE PARCEL IS SUBDIVIDED INTO NO MORE THAN 2 PARCELS WHICH WILL BE CONTINUED TO BE USED AS A FARM OR FARMLAND, OR
- THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS PRINCIPAL RESIDENCE OR FARMLAND.

- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON AXLE (FOUND)
- POINT

OWNER SIGNATURE: *Stephen Kelly* DATE: 02/17/2022

OWNER SIGNATURE: *Anne Kelly* DATE: 2-2-22

**MINOR SUBDIVISION PLAN FOR
STEPHEN & ANNE KELLY**

36775 BLACK LAB LANE, FRANKFORD, DE 19945
PHONE: 302-381-1061

SURVEY CLASS: SUBURBAN

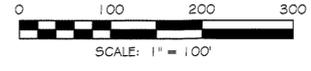
MILNER LEWIS, INC.
LAND SURVEYING
1560 MIDDLEFORD ROAD
SEAFORD, DELAWARE 19973
PHONE: 302-629-8855 FAX: 302-629-2391

REGISTERED PROFESSIONAL LAND SURVEYOR
DONALD K. MILLER
AUG. 12, 2021

HUNDRED	GUMBORO	COUNTY	SUSSEX
STATE	DELAWARE	DRAWN BY	D.K. MILLER
REF.	2156-181	FILE	COLLINS 3-33-10-22.02

OTHER THAN SHOWN, THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY. NO TITLE SEARCH PROVIDED OR STIPULATED.

DATE	REVISION
09/29/2021	DEL. D.O.T. COMMENTS
12/07/2021	RECONFIGURED LOTS

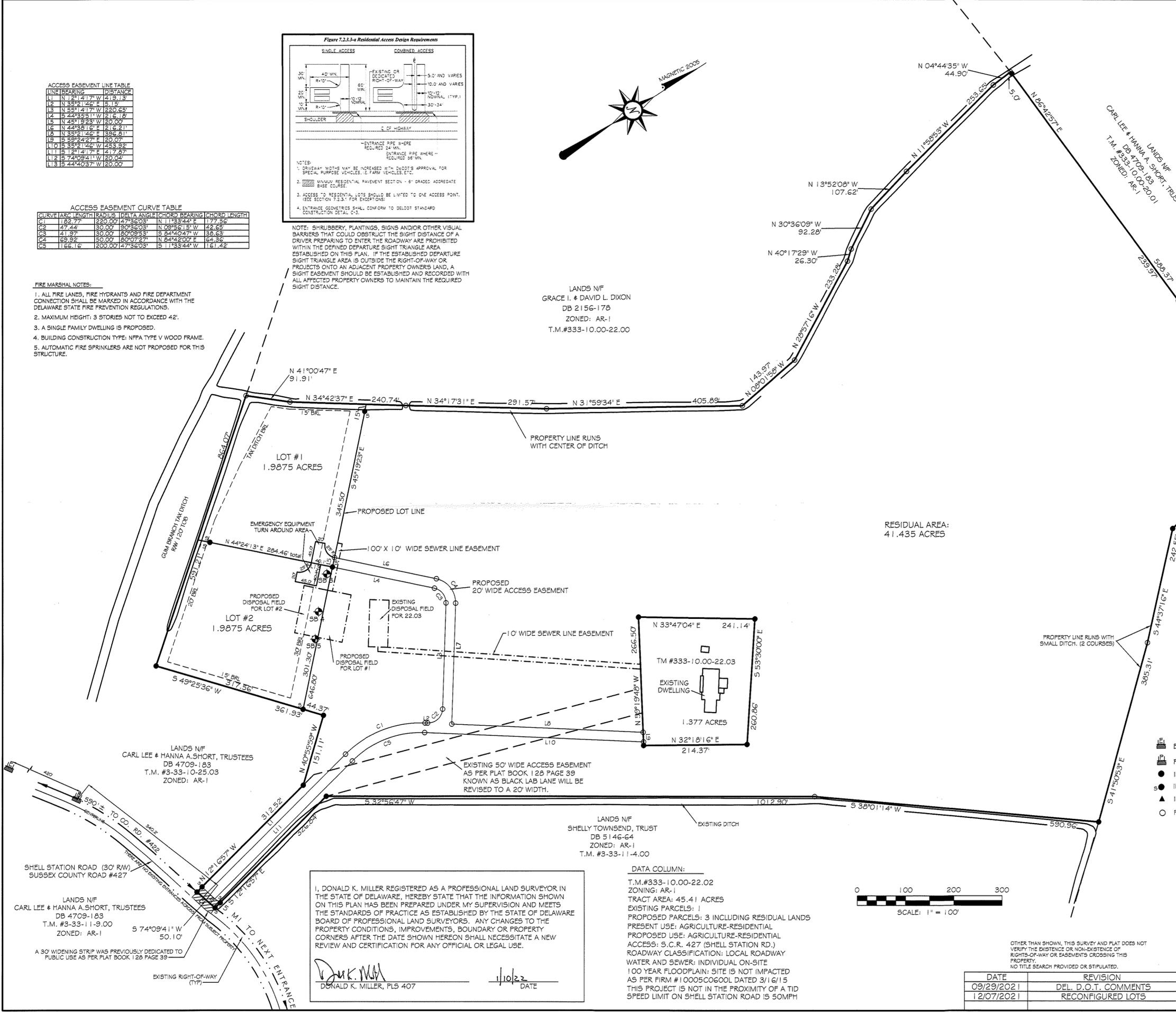


DATA COLUMN:

T.M.#333-10.00-22.02
ZONING: AR-1
TRACT AREA: 45.41 ACRES
EXISTING PARCELS: 1
PROPOSED PARCELS: 3 INCLUDING RESIDUAL LANDS
PRESENT USE: AGRICULTURE-RESIDENTIAL
PROPOSED USE: AGRICULTURE-RESIDENTIAL
ACCESS: S.C.R. 427 (SHELL STATION RD.)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED AS PER FIRM # 1005COG00L DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID SPEED LIMIT ON SHELL STATION ROAD IS 50MPH

I, DONALD K. MILLER REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Donald K. Miller
DONALD K. MILLER, PLS 407
1/10/22
DATE





STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

RECEIVED

NOV 01 2021

SUSSEX COUNTY
PLANNING & ZONING

NICOLE MAJESKI
SECRETARY

October 28, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
STEPHEN & ANNE KELLY
Tax Parcel # 333-10.00-22.02
SCR00427-SHELL STATION ROAD
Gumboro Hundred, Sussex County**

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated August 12, 2021 (last revised September 29, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's [Development Coordination Manual](#) and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There



STEPHEN & ANNE KELLY
Mr. Jamie Whitehouse
Page 2
October 28, 2021

may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DeIDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Dottie Morris, Miller Lewis
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
John Andrescavage, Sussex County Reviewer



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2021-04-208204-MIS-01

Tax Parcel Number: 333-10.00-22.02

Status: Approved as Submitted

Date: 09/20/2021

Project

Kelly Minor Subdivision

36775 Black Lab Lane

Stephen & Anne Kelly Property

Frankford DE 19945

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 76 - Frankford Volunteer Fire Co Inc

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Donald K Miller
1560 Middleford Road
Seaford, DE 19973

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

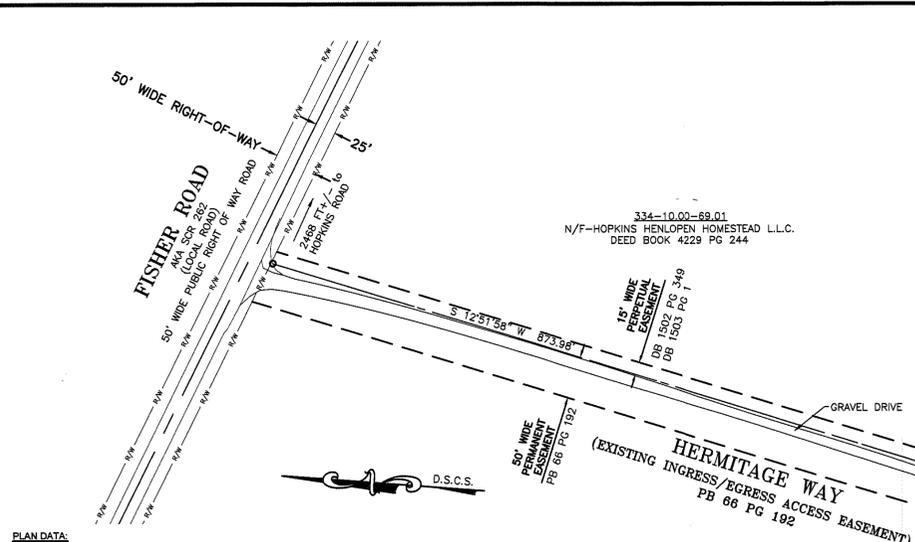
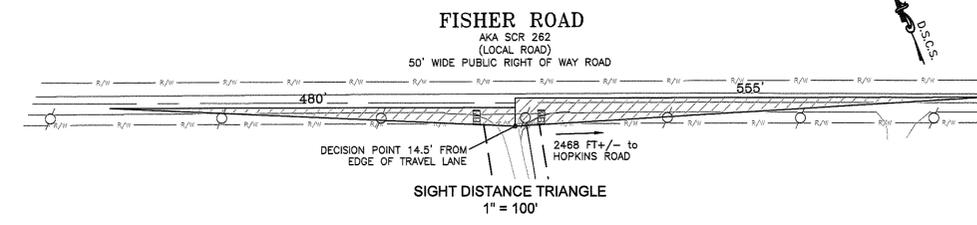
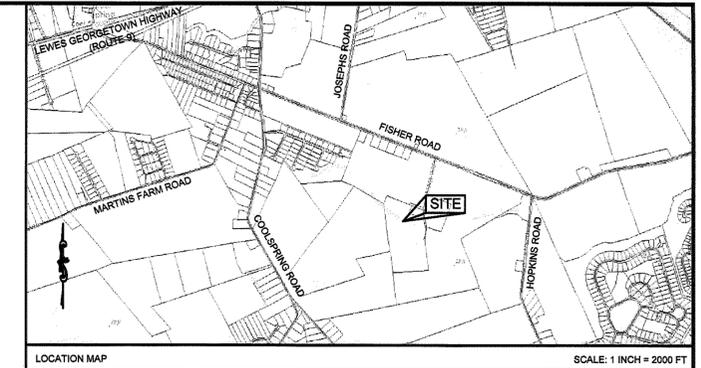
Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

John Colpo
Fire Protection Specialist

RECEIVED
NOV 01 2021
SUSSEX COUNTY
PLANNING & ZONING



PLAN DATA:

PARCEL I.D. No * 334-10.00-69.05
PLAT REFERENCES * DEED BOOK 2740, PAGE 268
 * PLOT BOOK 76, PAGE 308
 * PLOT BOOK 68, PAGE 192 (PERMANENT EASEMENT REFERENCE)
 * PLOT BOOK 37, PAGE 200 (PERPETUAL EASEMENT REFERENCE)
 * DEED BOOK 1502, PAGE 349
 * DEED BOOK 1503, PAGE 1

ZONING DISTRICT * AR-1 (AGRICULTURAL RESIDENTIAL)

COUNTY SETBACKS * FRONT YARD = 40 FT
 * SIDE YARD = 15 FT
 * REAR YARD = 20 FT

MAXIMUM BUILDING HEIGHT * 42

POSTED SPEED LIMIT * 45 M.P.H.

ROADWAY CLASSIFICATION * FISHER ROAD, SCR 262 (LOCAL ROAD)

SEWAGE DISPOSAL * INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (PRIVATE)
 SEWERAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.

WATER SUPPLY * INDIVIDUAL ON-SITE WELLS (PRIVATE)
 WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.

OWNER * WALTER BECK AND STACY BECK
 19786 HERMITAGE WAY
 MILTON, DE 19968

LOT AREA RATIONALE * AREA OR PARCEL 1 21.017 ACRES (915,503.43 S.F.)
 * AREA OR PARCEL 2 10.469 ACRES (456,006.67 S.F.)
 * GROSS AREA 31,486 ACRES

TOTAL No. OF LOTS * EXISTING LOTS: 1
 * PROPOSED LOTS: 2

(TID) PROXIMITY * PROPERTY IS NOT LOCATED WITHIN DELDOT T.I.D.

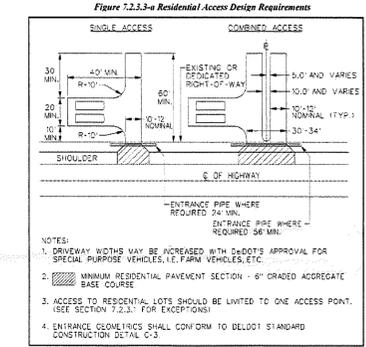
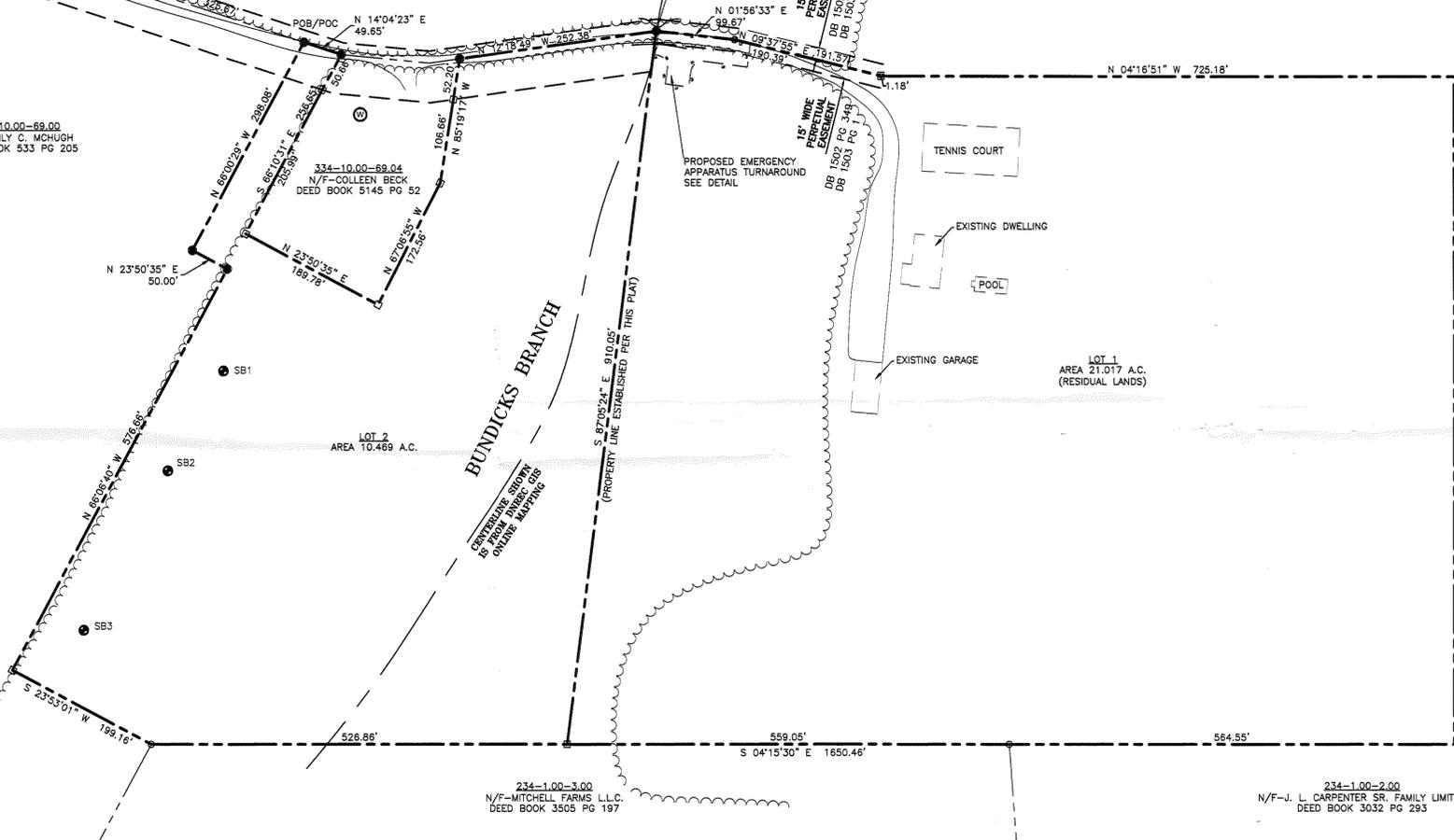
PRESENT USE * VACANT WOODSLAND
PROPOSED USE * SINGLE FAMILY RESIDENCE

FLOODZONE * BASED UPON FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0330J, WITH AN EFFECTIVE DATE OF JANUARY 6TH 2005, A PORTION OF THE SITE IS LOCATED WITHIN FLOOD ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED.

LEGEND

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- REBAR FOUND
- CAPPED REBAR SET
- CEDAR POST FOUND
- SOIL BORING
- WELL
- UTILITY POLE
- MAILBOX

—○— PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - RIGHT-OF-WAY LINE



FIRE MARSHAL NOTES:

- PROPOSED BUILDING USE RESIDENTIAL.
- MAXIMUM HEIGHT PER SUSSEX COUNTY CODE 42 FT.
- PROPOSED CONSTRUCTION WOOD FRAME.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- OWNER AND CONTRACTOR SHALL OBTAIN ANY NECESSARY FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION OF ANY FIRE MARSHAL ROADWAYS AND/OR IMPROVEMENTS.

DELDOT NOTES:

- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT OF WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- PARCEL 1 AND PARCEL 2 SHALL HAVE ACCESS VIA THE 50-FOOT WIDE INGRESS/EGRESS EASEMENT NAMED HERMITAGE WAY. PARCELS 69.03 AND 69.04 CURRENTLY HAVE ACCESS TO THE 50-FOOT WIDE INGRESS/EGRESS EASEMENT PER DEED BOOK 2458 PAGE 206, DEED BOOK 5145 PAGE 52, AND PLOT BOOK 66, PAGE 192. PARCEL 69.01 DOES NOT HAVE ACCESS TO THE 50 FOOT WIDE PERMANENT EASEMENT.

OWNER CERTIFICATION

I, WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY/OUR DIRECTION, AND THAT I/WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT I/WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

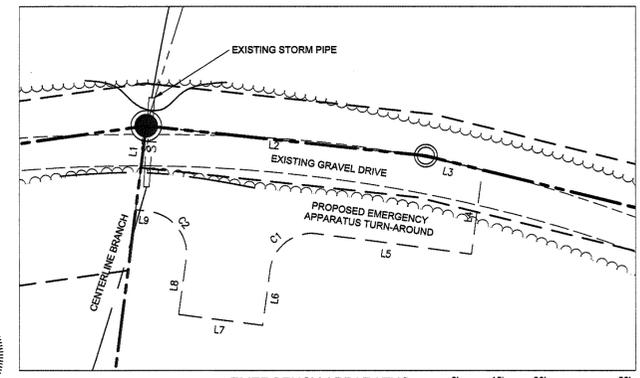
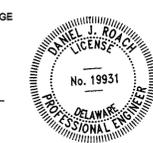
Walter Beck 1/10/22
 DATE

Stacy Beck 1/21/22
 DATE

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

Daniel J. Roach, P.E. 1/21/22
 DATE



LINE	BEARING	DISTANCE
L1	S 87°05'24" E	30.00'
L2	S 01°56'33" E	99.67'
L3	S 09°37'55" W	20.71'
L4	N 86°39'06" W	30.18'
L5	N 03°20'54" E	55.00'
L6	N 86°39'06" W	20.00'
L7	N 03°20'54" E	30.00'
L8	S 86°39'06" E	20.00'
L9	N 03°20'54" E	5.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 41°39'06" W	90°00'00"
C2	15.00'	23.56'	21.21'	N 48°20'54" E	90°00'00"

GENERAL NOTES:

- THIS SURVEY IS CLASSIFIED AS A "RURAL" SURVEY.
- THE BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER AND/OR CONTRACTOR WITH THE APPROPRIATE REGULATORY AUTHORITY.
- UNLESS THIS PLAN HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
- OTHER THAN SHOWN HEREON, THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
- THE PURPOSE OF THIS PLAN IS TO CREATE LOT 2 FROM LANDS OF WALTER AND STACY BECK. RESIDUAL LANDS (LOT 1) WERE NOT SURVEYED. INFORMATION SHOWN ON LOT 1 IS FROM BEST AVAILABLE GRAPHICAL DEED AND PLAT INFORMATION AS OF THE DATE OF THIS PLAN.

WETLANDS NOTES:

- AS PER THE NATIONAL WETLANDS INVENTORY MAPS AVAILABLE ONLINE THIS PROPERTY IS IMPACTED BY JURISDICTIONAL WETLANDS. NO WETLANDS DELINEATION WAS PERFORMED.

REVISIONS
REVISED PER DELDOT COMMENTS DATED 9/28/2021

MINOR SUBDIVISION PLAN

FOR PROPERTY KNOWN AS:
LANDS OF WALTER AND STACY BECK

ALSO KNOWN AS:
19786 HERMITAGE WAY

SITUATE IN:
LEWES & REHOBOTH HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE

TAX MAP#: 334-10.00-69.05

DJR
 Engineering LLC
 Site Design • Land Planning

27345 WALKING RUN
 MILTON, DELAWARE 19968
 PHONE NO. 302-381-3668

Drawn By: DJR Date: 09-06-2021

Scale: AS SHOWN Sheet 1/1



RECEIVED

**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

JAN 24 2022

22705 Park Avenue
Georgetown, DE 19947

SUSSEX COUNTY
PLANNING & ZONING



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2021-04-209194-MIS-01

Tax Parcel Number: 334-10.00-69.05

Status: Approved as Submitted

Date: 12/23/2021

Project

Beck Minor Subdivision

19786 Hermitage Way

Walter Beck Property

Milton DE 19968

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 82 - Lewes Fire Dept Inc

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Daniel J Roach
27345 Walking Run
Milton, DE 19968

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:


John Golpo
Fire Protection Specialist

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-209194-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 334-10.00-69.05
Date: 12/23/2021

PROJECT COMMENTS

1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

1010 A The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.

1190 A Separate plan submittal is required for the building(s) proposed for this project.

1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



STATE OF DELAWARE
 DEPARTMENT OF TRANSPORTATION
 800 BAY ROAD
 P.O. Box 778
 DOVER, DELAWARE 19903

RECEIVED

JAN 24 2022

SUSSEX COUNTY
 PLANNING & ZONING

NICOLE MAJESKI
 SECRETARY

January 20, 2022

Mr. Jamie Whitehouse, Director
 Sussex County Planning & Zoning Commission
 Sussex County Administration Building
 P.O. Box 417
 Georgetown, Delaware 19947

**SUBJECT: Letter of No Impact
 Lands of Walter and Stacy Beck
 Tax Parcel # 334-10.00-69.05
 Fisher Road (SCR 262)
 Lewes & Rehoboth Hundred, Sussex County**

Dear Mr. Whitehouse:

The Department has received an application regarding the above referenced project. This application has been reviewed by the Department with respect to DeIDOT's formal review requirements. The Department has determined that the proposal does not appear to create any transportation impacts and does not trigger entrance/access improvements that would require further review by the Department. The County may use this correspondence as the basis to finalize processing of this project/site application.

Sincerely,

R. Stephen McCabe
 Sussex County Review Coordinator
 Development Coordination

cc: Robert Braun, Robert Braun
 Daniel Roach, DJR Engineering LLC
 Sussex County Planning & Zoning
 Matt Schlitter, South District Public Works Engineer
 Scott Rust, South District Public Work Manager
 James Argo, South District Project Reviewer
 James Smith, South District Entrance Permit Supervisor
 Richard Larkin, South District Subdivision Manager
 Tim Phillips, Maintenance Support Manager
 Wendy L. Polasko, P.E., Subdivision Engineer
 Brian Yates, Sussex County Reviewer



LEGEND

- CAPPED IRON PIPE / IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- CAPPED IRON PIPE TO BE SET
- PROPERTY LINE POINT
- UTILITY POLE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE EXTINGUISHED
- PROPERTY SETBACK / BUILDING RESTRICTION LINE
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- GRAVEL / DIRT DRIVE
- NON-TIDAL WETLANDS
- EXISTING BUILDING

FIRE MARSHAL NOTES

- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION REGULATIONS
- MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'
- A SINGLE FAMILY RESIDENTIAL DWELLINGS ARE PROPOSED
- BUILDING CONSTRUCTION TYPE: NPPA TYPE V WOOD FRAME
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THE RESIDENTIAL LOTS
- THERE ARE NO FIRE HYDRANTS IN THE IMMEDIATE VICINITY OF THE SITE
- OWNER'S NAME AND ADDRESS
JEFFREY S. BURTON
24139 FISHERS POINT
MILLSBORO, DE 19963

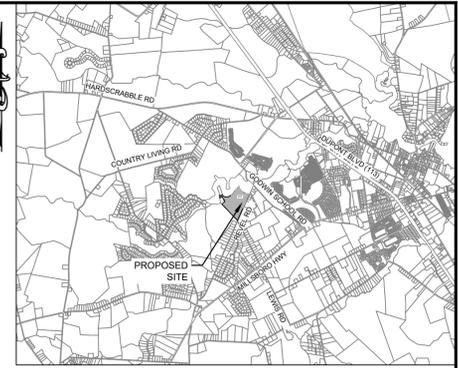
LANDS N.O.F.
WINE DOWN HOLDINGS LLC
TM# 133-16-00-81-03
DB: 5484-112
ZONING: AR-1

THE PURPOSE OF THIS PLAN IS REVISE AND REASSEMBLE PARCELS 81.00, 81.02, 81.08, AND 81.12 AND TO CONSOLIDATE PARCELS 81.00 AND 81.14.

ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C2	218.44'	53.00'	236°08'30"	93.53'	N51°44'46"E
C3	16.66'	17.00'	056°08'30"	16.00'	S38°15'14"E
C4	39.27'	25.00'	090°00'00"	35.36'	N68°40'32"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	S21°19'28"E

BOUNDARY LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L38	S22°42'48"E	80.47'
L39	S03°10'34"E	60.52'
L40	S40°53'14"E	87.30'
L41	S11°13'40"E	59.54'
L42	S44°57'17"E	71.79'
L43	S50°27'51"E	67.75'
L44	S68°54'38"E	124.36'
L45	S65°59'45"E	183.82'
L46	S58°10'02"E	37.04'
L47	S73°37'53"E	48.33'
L48	S74°59'10"E	65.14'

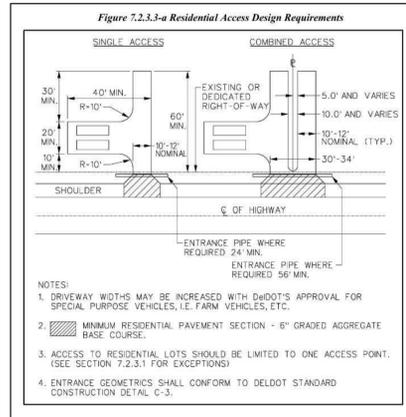


LOCATION MAP

SCALE: 1" = 1 MILE

SITE DATA:

- TAX PARCELS AND OWNERS OF RECORD:
PARCEL 133-16-00-81.00 - THE JEFFREY S. BURTON TRUST
PARCEL 133-16-00-81.02 - JEFFREY S. BURTON, SHANNON C. BURTON, & TY C. BURTON
PARCEL 133-16-00-81.08 - JEFFREY S. BURTON & SHANNON C. BURTON
PARCEL 133-16-00-81.12 - JEFFREY S. BURTON
PARCEL 133-16-00-81.14 - FISHER POINT LLC
- PARCEL AREA:
PARCEL 133-16-00-81.00 8.37 AC
PARCEL 133-16-00-81.02 5.04 AC
PARCEL 133-16-00-81.08 0.76 AC
PARCEL 133-16-00-81.12 0.86 AC
PARCEL 133-16-00-81.14 1.22 AC
GROSS PROPERTY AREA: 16.25 AC
- SITE ADDRESS: 29254 REVEL ROAD, MILLSBORO, DE 19966
- EXISTING & PROPOSED LOTS:
EXISTING LOTS = 5
CONSOLIDATED LOTS = 1
PROPOSED LOTS = 0
REMAINING LOTS = 4
- GOVERNMENTAL ENTITY RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY
- HUNDRED/COUNTY: DAGSBORO HUNDRED / SUSSEX COUNTY
- CURRENT ZONING: AR-1
- PRESENT USE: TILLED CROPS / RESIDENTIAL
- PROPOSED USE: TILLED CROPS / RESIDENTIAL
- MINIMUM LOT SIZE: AREA = 3/4 ACRES
WIDTH = 100 FEET
DEPTH = 100 FEET
- REQUIRED AR-1 SETBACKS (B.R.L.): FRONT: 30- FEET
SIDE: 15- FEET
REAR: 20- FEET
- WATER AND SEWER: NO PUBLIC WATER AND SEWER SERVICES AVAILABLE ON THESE SITES.
- PROJECT DATUM:
HORIZONTAL: NAD 83
VERTICAL: NAVD88
- FEMA FLOOD MAP: PER FEMA FLOOD MAP 10005C0454K EFFECTIVE 3/16/2015, A PORTION OF THE SITE LIES WITHIN THE AE AND 0.2 PERCENT CHANCE FLOOD AREAS.
- POSTED SPEED LIMIT FOR REVEL RD (SCR 410): 45 MPH
- 2020 STATE INVESTMENT AREA: LEVEL 3
- PROXIMITY TO T.I.D.: NOT WITHIN AN IDENTIFIED T.I.D.



NOTES:

- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM A FIELD SURVEY AND THE FOLLOWING DOCUMENTS:
- PLOT BOOK 80, PAGE 130
- PLOT BOOK 81, PAGE 50
- PLOT BOOK 129, PAGE 68
- PLOT BOOK 167, PAGE 41
- PLOT BOOK 183, PAGE 42
- DEED BOOK 2213, PAGE 143
- DEED BOOK 4118, PAGE 311
- BEARINGS HAVE BEEN ROTATED INTO THE DELAWARE STATE PLAIN COORDINATES SYSTEM.
- ALL PROPOSED ACCESS EASEMENTS SHALL BE SUBJECT TO A RECORDED SHARED USE MAINTENANCE AGREEMENT.
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- PARCELS 81.00, 81.08 AND 81.12 SHALL HAVE ACCESS TO SCR 410 VIA THE 75' WIDE INGRESS / EGRESS EASEMENT.
- THE WETLANDS SHOWN ON THIS PLAN ARE NON-TIDAL PER THE DNREC 2007 WETLANDS MAPPING.
- ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED, FROM THE EDGE OF THE TRAVEL LANE TO THE ROW LINE (AT A MINIMUM), WITH A DRIVEWAY/THROAT WIDTH OF 16 TO 24 FEET, REFER TO DELDOT DCM SECTION 3.3.3.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DAVID HEATWOLE, P.E. (DE LICENSE NO. #17780) DATE
19 COMMERCIE STREET
HARRINGTON, DE 19952
PHONE (302) 841-7901

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

FISHERS POINT LLC DATE
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JEFFREY S. BURTON DATE
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

TY C. BURTON DATE
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160

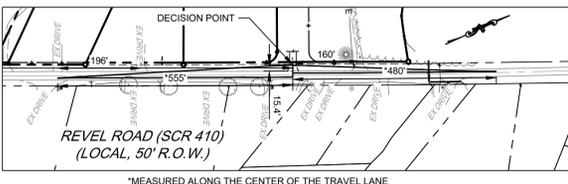
OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SHANNON C. BURTON DATE
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160

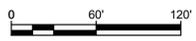
DELDOT RECORD PLAN NOTES:

- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17, SECTION 131). DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.



SIGHT DISTANCE TRIANGLE 1

SCALE: 1" = 200'





OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2021-04-208583-MIS-01

Tax Parcel Number: 133-16.00-81.14

Status: Approved as Submitted

Date: 10/28/2021

Project

Burton Subdivision

Lands of Burton Property
Phase #: 1

29254 Revel Road
Millsboro DE 19966

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 83 - Millsboro Fire Co Inc

Occupant Load Inside:

Occupancy Code:

Applicant

David Heatwole
PO Box 2
Harrington, DE 19952

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:



John Colpo
Fire Protection Specialist

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-208583-MIS-01

Tax Parcel Number: 133-16.00-81.14

Status: Approved as Submitted

Date: 10/28/2021

PROJECT COMMENTS

- 1010 A The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1180 A This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

January 21, 2022

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Lands of Burton - Lot Line Adj & Minor Sub**
Tax Parcel # 133-16.00-81.02,
133-16.00-81.00,
133-16.00-81.14,
133-16.00-81.08,
133-16.00-81.12
SCR00410-REVEL ROAD
Dagsboro Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated July 30, 2021 (last revised January 13, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's [Development Coordination Manual](#) and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments



Lands of Burton - Lot Line Adj & Minor Sub
Mr. Jamie Whitehouse
Page 2
January 21, 2022

are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DeIDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DeIDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Dave Heatwole, SiteWorks Engineering, LLC.
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
James Smith, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, P.E., Subdivision Engineer
John Andrescavage, Sussex County Reviewer

LEGEND

- CAPPED IRON PIPE / IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- CAPPED IRON PIPE TO BE SET
- PROPERTY LINE POINT
- UTILITY POLE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE EXTINGUISHED
- PROPERTY SETBACK / BUILDING RESTRICTION LINE
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- GRAVEL / DIRT DRIVE
- NON-TIDAL WETLANDS
- EXISTING BUILDING

FIRE MARSHAL NOTES

- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION REGULATIONS
- MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'
- A SINGLE FAMILY RESIDENTIAL DWELLINGS ARE PROPOSED
- BUILDING CONSTRUCTION TYPE: NPPA TYPE V WOOD FRAME
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THE RESIDENTIAL LOTS
- THERE ARE NO FIRE HYDRANTS IN THE IMMEDIATE VICINITY OF THE SITE
- OWNER'S NAME AND ADDRESS
JEFFREY S. BURTON
24139 FISHERS POINT
MILLSBORO, DE 19963

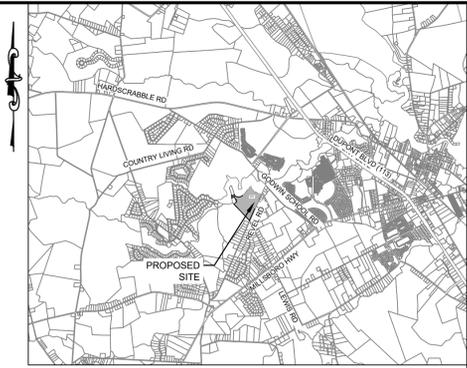
LANDS N.O.F.
WINE DOWN HOLDINGS LLC
TM# 133-16-00-81-03
DB: 5483-112
ZONING: AR-1

DeIDOT
NO OBJECTION TO
RECORDATION
January 21, 2022
DATE

ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C2	218.44'	53.00'	236°08'30"	93.53'	N51°44'46"E
C3	16.66'	17.00'	056°08'30"	16.00'	S38°15'14"E
C4	39.27'	25.00'	090°00'00"	35.36'	N68°40'32"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	S21°19'28"E

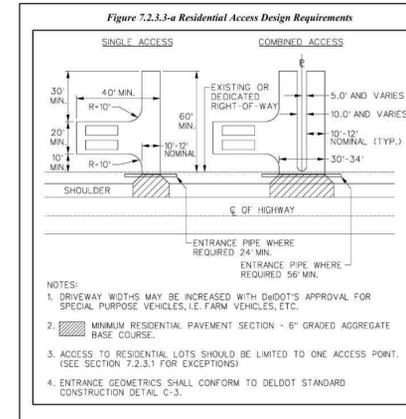
BOUNDARY LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L38	S22°42'48"E	80.47'
L39	S03°10'34"E	60.52'
L40	S40°53'14"E	87.30'
L41	S11°13'40"E	59.54'
L42	S44°57'17"E	71.79'
L43	S50°27'51"E	67.75'
L44	S68°54'38"E	124.36'
L45	S65°59'45"E	183.82'
L46	S58°10'02"E	37.04'
L47	S73°37'53"E	48.33'
L48	S74°59'10"E	65.14'



LOCATION MAP
SCALE: 1" = 1 MILE

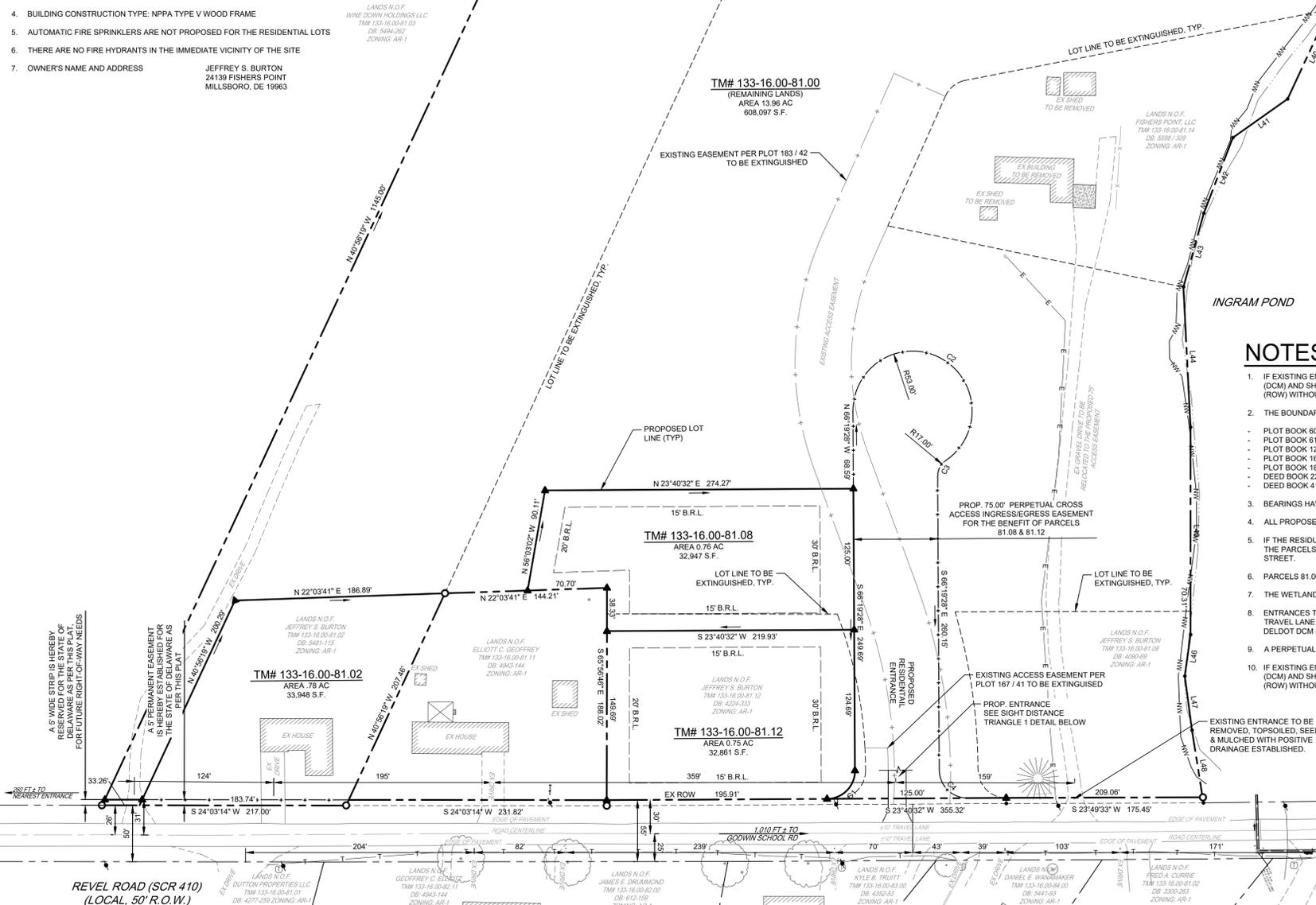
SITE DATA:

- TAX PARCELS AND OWNERS OF RECORD:
PARCEL 133-16-00-81.00 - THE JEFFREY S. BURTON TRUST
PARCEL 133-16-00-81.02 - JEFFREY S. BURTON, SHANNON C. BURTON, & TY C. BURTON
PARCEL 133-16-00-81.08 - JEFFREY S. BURTON & SHANNON C. BURTON
PARCEL 133-16-00-81.12 - JEFFREY S. BURTON
PARCEL 133-16-00-81.14 - FISHER POINT LLC
- PARCEL AREA:
PARCEL 133-16-00-81.00 8.37 AC
PARCEL 133-16-00-81.02 5.04 AC
PARCEL 133-16-00-81.08 0.76 AC
PARCEL 133-16-00-81.12 0.86 AC
PARCEL 133-16-00-81.14 1.22 AC
GROSS PROPERTY AREA: 16.25 AC
- SITE ADDRESS: 2924 REVEL ROAD MILLSBORO, DE 19966
- EXISTING & PROPOSED LOTS:
EXISTING LOTS = 5
CONSOLIDATED LOTS = 1
PROPOSED LOTS = 0
REMAINING LOTS = 4
- GOVERNMENTAL ENTITY RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY
- HUNDRED/COUNTY: DAGSBORO HUNDRED / SUSSEX COUNTY
- CURRENT ZONING: AR-1
- PRESENT USE: TILLED CROPS / RESIDENTIAL
- PROPOSED USE: TILLED CROPS / RESIDENTIAL
- MINIMUM LOT SIZE: AREA = 3/4 ACRES
WIDTH = 100 FEET
DEPTH = 100 FEET
- REQUIRED AR-1 SETBACKS (B.R.L.): FRONT: 30- FEET
SIDE: 15- FEET
REAR: 20- FEET
- WATER AND SEWER: NO PUBLIC WATER AND SEWER SERVICES AVAILABLE ON THESE SITES.
- PROJECT DATUM:
HORIZONTAL: NAD 83
VERTICAL: NAVD88
- FEMA FLOOD MAP: PER FEMA FLOOD MAP 10005C0454K EFFECTIVE 3/16/2015, A PORTION OF THE SITE LIES WITHIN THE AE AND 0.2 PERCENT CHANCE FLOOD AREAS.
- POSTED SPEED LIMIT FOR REVEL RD (SCR 410): 45 MPH
- 2020 STATE INVESTMENT AREA: LEVEL 3
- PROXIMITY TO T.I.D.: NOT WITHIN AN IDENTIFIED T.I.D.



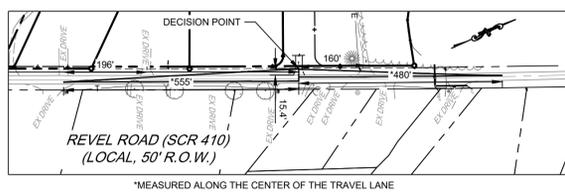
NOTES:

- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM A FIELD SURVEY AND THE FOLLOWING DOCUMENTS:
- PLOT BOOK 80, PAGE 130
- PLOT BOOK 81, PAGE 50
- PLOT BOOK 129, PAGE 68
- PLOT BOOK 167, PAGE 41
- PLOT BOOK 183, PAGE 42
- DEED BOOK 2213, PAGE 143
- DEED BOOK 4118, PAGE 311
- BEARINGS HAVE BEEN ROTATED INTO THE DELAWARE STATE PLAIN COORDINATES SYSTEM.
- ALL PROPOSED ACCESS EASEMENTS SHALL BE SUBJECT TO A RECORDED SHARED USE MAINTENANCE AGREEMENT.
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- PARCELS 81.00, 81.08 AND 81.12 SHALL HAVE ACCESS TO SCR 410 VIA THE 75' WIDE INGRESS / EGRESS EASEMENT.
- THE WETLANDS SHOWN ON THIS PLAN ARE NON-TIDAL PER THE DNREC 2007 WETLANDS MAPPING.
- ENTRANCES TO PRIVATE STRIPS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED, FROM THE EDGE OF THE TRAVEL LANE TO THE ROW LINE (AT A MINIMUM), WITH A DRIVEWAY/THROAT WIDTH OF 16 TO 24 FEET, REFER TO DELDOT DCM SECTION 3.3.3.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.



DELDOT RECORD PLAN NOTES:

- IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17, SECTION 131), DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.



SIGHT DISTANCE TRIANGLE 1
SCALE: 1" = 200'

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

[Signature]
TY C. BURTON
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160
DATE: 01/13/2022

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

[Signature]
SHANNON C. BURTON
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160
DATE: 01/13/2022

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

[Signature]
DAVID HEATWOLE, P.E. (DE LICENSE NO. #17760)
19 COMMERCE STREET
HARRINGTON, DE 19952
PHONE: (302) 841-7901
DATE: 1/13/22

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

[Signature]
FISHERS POINT LLC
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160
DATE: 01/13/2022

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

[Signature]
JEFFREY S. BURTON
24139 FISHERS POINT
MILLSBORO, DE 19963
PHONE: (302) 339-7160
DATE: 01/13/2022

SITeworks
ENGINEERING
PO BOX 2 | 19 COMMERCE ST., HARRINGTON, DE 19952 Phone: (302) 841-7901
LOT LINE ADJUSTMENT & CONSOLIDATION PLAN

LANDS OF BURTON
SCR 410 (REVEL ROAD) TP#: 133-16-00-81.00, 133-16-00-81.02, 133-16-00-81.08, 133-16-00-81.11, 133-16-00-81.12, 133-16-00-81.14
DAGSBORO HUNDRED, SUSSEX COUNTY

ISSUE / REVISION BLOCK
7/30/21 - SUSSEX COUNTY P&Z - PRELIMINARY
9/13/21 - DELDOT
9/13/21 - FIRE MARSHAL
9/13/21 - SUSSEX COUNTY
10/19/21 - DELDOT
10/19/21 - FIRE MARSHAL
10/19/21 - SUSSEX COUNTY
11/30/21 - DELDOT
1/13/22 - DELDOT

SCALE: 1" = 60'
PROJECT # 2171-JBR
DRAWN BY: JDC

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